THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 27035N

MAP/GROUP/PARCEL: 126-15-0-A11.700CO

NEW OWNER'S NAME AND ADDRESS:
*Jeffrey [redacted] & ROBINSON & BUNNY [redacted] VRADENBURG
7977 BOONE TRACE
NASHVILLE, TN 37221

BOX 13
 # 12837

Davidson County DEEDWARR
Recvd: 02/06/07 15:13 2 pgs
Fees:13.00 Taxes:728.90
20070206-0015678

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

MICHAEL R. SEVERSON, a married man, hereinafter called Grantor, does hereby transfer and convey unto, *Jeffrey [redacted] & **ROBINSON and BUNNY [redacted] VRADENBURG, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 257, on the Plan of Boone Trace at Biltmore, *Section two as shown on plat of record in Plat Book 9700, page 316 and 317 and amended/corrected in Book 10995 and Page 618, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 7977 BOONE TRACE, NASHVILLE, TN 37221.

BEING the same property conveyed to Grantor herein by deed of record in Book 11142, Page 724, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Michael R. Severson by Amy Severson, Atty-in-Fact
MICHAEL R. SEVERSON

Amy Severson
AMY SEVERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **AMY SEVERSON,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 31st day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of January, 2007, before me personally appeared **AMY SEVERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL R. SEVERSON, and acknowledged that she executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith.

Rachel Neal
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value whichever is greater for this transfer is $197,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of January, 2007.

Heidi Jo Clayton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/25/09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County